

Tammy Hodgman

From: Donald H. Gerrish
Sent: Tuesday, January 29, 2019 3:41 PM
To: Tammy Hodgman
Subject: FW: Consideration on projects almost through the planning board before voting on moratorium

Importance: High

FYI—for Council

From: Sandra R. Daigle <DAIGLSA@mmc.org>
Sent: Tuesday, January 29, 2019 3:36 PM
To: TownCouncil <TownCouncil@windhammaine.us>; Amanda L. Lessard <allessard@windhammaine.us>
Subject: Consideration on projects almost through the planning board before voting on moratorium
Importance: High

Dear Town Council and Amanda,

I am writing to express my concerns regarding the Farmland Moratorium that is schedule for consideration and the impact this will have on the livelihood of those small builders that have invested their time and most importantly a lot of money into projects that are already in process with the Planning Board.

The following is a scenario that I hope you will give substantial thought to before voting.

- After speaking with the code enforcement department to understand the current approved codes that are in place under the comprehensive plan
a contractor/small builder takes out a loan and purchases land.
- The contractor/small builder:
 - submits an application
 - hires an engineer to bring the project appropriately through the planning board for approval
 - purchases the home abutting the land in order to the meet code requirements for the road opening
- A site walk is completed by the Planning Board members 11.17.19
- The engineer designs the land, with feedback from the board, into three 1.84 acre parcels
 - the road and road opening have been re-designed to meet the required codes
- The project is on the agenda and the engineer presents the plan on 1.28.2019
- ***One more meeting is needed for approval which is scheduled for 2.11.19***

Now a moratorium is being considered for ALL farmland on 1.29.2019.

- The contractor/small builder who has taken a substantial loan out (\$380,000.00 + closing costs, cost for applications, title work, and engineer services)
is now sitting on his project and paying interest on this loan.
- This contractor/small builder:
 - Has lived in Windham his whole life (36 years)
 - Built a family home
 - He has a family - 2 small children and a wife that is a stay at home mom
- The sub-contractors that he uses are all local Windham business owners who will also be financially impacted
 - Excavation – road, septic, driveway, foundation

- Concrete - foundation
- Framers
- Plumber
- Electrician
- This small builder is now unable to continue with his project so that he can feed his family, pay his property taxes and pay the loan he has out on the project that now has the potential of being put on hold.
- Quite honestly the impact you will have on this project will have a financial impact on his family, his business and those others trades he planned to employ.

My hope is that you will take into consideration those projects that are in process, who have followed the current codes and rules that will have the financial rug pulled out from under them.

This kind of action will stop fine quality builders who build high-end homes from continuing in Windham.

When considering a moratorium might you consider:

- projects that are currently in the process with the Planning Board and consider exempting the projects that are almost through the process but not far enough to be considered grandfathered from the moratorium?
- focus only on the project(s) in question

Thank you so much in advance for your careful consideration on the financial impact this will have on all those involved with projects that are in process under the current codes.

Sincerely,
Sandi Daigle,
85 Nash Road

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